

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, MARCH 24, 2004**

UNAPPROVED DRAFT
Completed March 30, 2004

PRESENT: Walter L. Alcorn, Commissioner At-Large
John R. Byers, Mount Vernon District
Frank de la Fe, Hunter Mill District
Janet R. Hall, Mason District
James R. Hart, At-Large
Nancy Hopkins, Dranesville District
Ronald W. Koch, Sully District
Kenneth Lawrence, Providence District
Rodney L. Lusk, Lee District
Peter F. Murphy, Jr., Springfield District
Laurie Frost Wilson, Commissioner At-Large

ABSENT: Suzanne F. Harsel, Braddock District

//

The meeting was called to order at 8:15 p.m. by Chairman Peter F. Murphy, Jr.

//

COMMISSION MATTERS

Chairman Murphy announced that the Planning Commission Appreciation Dinner would be held on Sunday, April 4, 2004, and requested that RSVPs be forwarded to Barbara Lipa, Executive Director.

//

**SEA 2002-PR-040 – FAIRFAX PLAZA COMPANY, A VIRGINIA LIMITED
CORPORATION** (Decision Only)

(The public hearing on this application was held on March 18, 2004. A complete verbatim transcript of the decision is in the date file.)

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE SEA 2002-PR-040, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX 1 OF THE STAFF REPORT, WITH THE EXCEPTION TO REPLACE STAFF'S PROPOSED CONDITIONS 5, 6 AND 7 WITH THE APPLICANT'S PROPOSED 5, 6, AND 7 AND RE-DATE THE DEVELOPMENT CONDITIONS TO MARCH 24, 2004.

Commissioner Lusk seconded the motion which carried by a vote of 8-0-2 with Commissioners

Byers and Koch abstaining; Commissioner Alcorn not present for the vote; Commissioner Harsel absent from the meeting.

//

RZ/FDP 2003-PR-037 - JAMES S. AUDIA AND MANUEL G. SERRA (Decision Only)
(The public hearing on these applications was held on March 18, 2004. A complete verbatim transcript of the decisions is in the date file.)

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE RZ 2003-PR-037 AND THE CONCEPTUAL DEVELOPMENT PLAN, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED MARCH 23, 2004.

Commissioner Lusk seconded the motion which carried by a vote of 8-0-2 with Commissioners Byers and Koch abstaining; Commissioner Alcorn not present for the vote; Commissioner Harsel absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2003-PR-037, SUBJECT TO THE APPROVAL OF RZ 2003-PR-037 AND THE CONCEPTUAL DEVELOPMENT PLAN, AND SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS NOW DATED MARCH 24, 2004.

Commissioner Lusk seconded the motion which carried by a vote of 8-0-2 with Commissioners Byers and Koch abstaining; Commissioner Alcorn not present for the vote; Commissioner Harsel absent from the meeting.

Commissioner Lawrence also MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS A WAIVER OF THE REQUIREMENT FOR A 200 SQUARE FOOT PRIVACY YARD FOR EACH DWELLING UNIT.

Commissioner Lusk seconded the motion which carried by a vote of 8-0-2 with Commissioners Byers and Koch abstaining; Commissioner Alcorn not present for the vote; Commissioner Harsel absent from the meeting.

Commissioner Lawrence further MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT SECTION 6-0303.8 OF THE PFM BE WAIVED TO ALLOW UNDERGROUND STORMWATER MANAGEMENT FACILITIES AS DEPICTED ON THE CDP/FDP.

Commissioner Lusk seconded the motion which carried by a vote of 8-0-2 with Commissioners Byers and Koch abstaining; Commissioner Alcorn not present for the vote; Commissioner Harsel absent from the meeting.

//

SE 2003-PR-026 – SAFEWAY, INC. (Decision Only)

The public hearing on this application was held on February 26, 2004. A complete verbatim transcript of the decision is in the date file.)

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 2003-PR-026, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED MARCH 23, 2004.

Commissioner Lusk seconded the motion which carried by a vote of 8-0-2 with Commissioners Byers and Wilson abstaining; Commissioner Alcorn not present for the vote; Commissioner Harsel absent from the meeting.

//

ORDER OF THE AGENDA

In the absence of Secretary Harsel, Chairman Murphy set the following order for the agenda items:

1. SE 2002-MA-019 – CAMPBELL AND FERRARA NURSERIES, INC.
2. SE 2003-SU-027 – INTERNATIONAL TOWN & COUNTRY CLUB, INC.
3. RZ 2003-LE-050/SEA 84-L-013 – ECHO, INC.
4. RZ 2003-SU-061/SEA 94-Y-050 – STANLEY MARTIN COMPANIES, INC.

This order was accepted without objection.

//

SE 2002-MA-019 – CAMPBELL AND FERRARA NURSERIES, INC.-

Appl. under Sect. 3-204 of the Zoning Ordinance to permit a plant nursery. Located at 6651 Little River Tnpk. on approx. 8.13 ac. of land zoned R-2 and HC. Tax Map 71-2 ((1)) 36 and 71-2 ((10)) 17A. MASON DISTRICT. PUBLIC HEARING.

Stephen K. Fox, Esquire, attorney for the applicant, reaffirmed the affidavit dated February 27, 2004. There were no disclosures from the Commission members.

Tracy Swagler, Zoning Evaluation Department (ZED), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. She stated staff recommended approval of the application.

Mr. Fox advised the Commission that his client agreed to the proposed Development Conditions with two exceptions. He requested that the hours of operation listed in Condition 20 be revised to 7:00 a.m. to 6:00 p.m. during the months of January through March and 7:00 a.m. to 8:00 p.m.

in the months of April through December. With regard to Condition 23 concerning festival events, Mr. Fox asked that the festivals be limited to one per month rather than six per year.

In response to a question from Commissioner Byers, Mr. Fox explained the difference between the seminars referenced in Condition 22 and the festivals referred to in Condition 23.

Commissioner Wilson advised Mr. Fox that she was of the opinion that twelve festival events per year were excessive and would not meet the intent of the recently adopted Zoning Ordinance amendment concerning plant nurseries.

At the request of Commissioner Hall, Mr. Fox introduced James Campbell, President of Campbell and Ferrara Nursery, who described the types of festivals proposed for the nursery. Commissioner Hall said that she did not believe the activities described by Mr. Campbell constituted true festival events and that a limitation should not be placed on the number of such events.

Following comments from Chairman Murphy and Commissioner Byers, Ms. Swagler agreed that the events described by Mr. Campbell were best classified as seminars and educational classes and that Condition 22 did not place a limitation on the number of such events. Kristen Abrahamson, ZED, DPZ, pointed out that staff agreed that the activities described by the applicant would be covered under Condition 22. She added that staff was only opposed to expanding such activities to include the sale of food.

In response to a question from Commissioner Hall, Ms. Abrahamson explained the difference between the two types of activities proposed in Conditions 22 and 23 after which Mr. Fox stated for the record that the applicant now agreed to a limitation of six events per year as listed in Condition 23.

Responding to a question from Commissioner Hall, Ms. Swagler stated that the final Development Conditions were dated March 16, 2004, and that staff would not have a problem with the revisions to the hours of operation.

There were no listed speakers, therefore, Chairman Murphy called for speakers from the audience, but received no response. There were no further comments or questions from the Commission and staff had no closing remarks; therefore, Chairman Murphy closed the public hearing and recognized Commissioner Hall for action on this case. (A verbatim transcript is in the date file.)

//

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 2002-MA-019, SUBJECT TO THE DEVELOPMENT CONDITIONS CONSISTENT WITH THOSE DATED MARCH 16, 2004, WITH THE REVISIONS TO NUMBER 20 AS STATED. (The revisions stated that the hours

of operation shall be limited to 7 a.m. to 6 p.m. from January to March and 7 a.m. to 8 p.m. from April to December.)

Commissioner Byers seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENT ON THE NORTHERN AND PORTIONS OF THE EASTERN AND WESTERN BOUNDARIES TO THAT SHOWN ON THE SE PLAT AND AS CONDITIONED.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

Commissioner Hall also MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A MODIFICATION TO ADDITIONAL STANDARD NUMBER 5 TO ALLOW BUILDINGS TO BE LOCATED CLOSER THAN 100 FEET FROM AN ABUTTING RESIDENTIAL DISTRICT.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

Commissioner Hall further MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL AND MODIFICATION OF ADDITIONAL STANDARD NUMBER 9 TO ALLOW A REDUCTION IN PARKING TO THAT SHOWN ON THE SE PLAT.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

//

SE 2003-SU-027 – INTERNATIONAL TOWN & COUNTRY CLUB,

INC.- Appl. under Sect. 3-104 of the Zoning Ordinance to permit a country club/golf course and related facilities. Located at 13200 Lee Jackson Hwy. on approx. 222.32 ac. of land zoned R-1, HC and WS. Tax Map 35-3 ((1)) 11 and 45-1 ((1)) 11. SULLY DISTRICT. PUBLIC HEARING.

Toni McMahon, consultant with Compliance Consultants, reaffirmed the affidavit dated May 12, 2003. There were no disclosures by Commission members.

Aaron Shriber, Zoning Evaluation Division, Planning and Zoning, presented the staff report, a copy of which is in the date file. He stated staff recommended approval of the application.

Responding to a question from Commissioner Byers, Mr. Shriber stated the nearest residential dwelling was located in excess of 350 feet from the lights for the tennis courts, as shown on the SE plat and the tax map.

Ms. McMahon asked if there were any questions from the Commission and requested approval of the application. She stated that the applicant accepted the Development Conditions dated March 10, 2004.

There were no listed speakers, therefore, Chairman Murphy called for speakers from the audience and recited the rules for public testimony.

Doug Temple, 13105 Coralberry Drive, asked how close the pond would be from his property line.

There were no further speakers; therefore, Chairman Murphy called upon Ms. McMahon for a rebuttal statement.

Ms. McMahon pointed out that the pond was currently in existence and was located on hole 9 of the golf course.

In response to a comment from Commissioner Koch, Ms. McMahon agreed to meet with Mr. Temple to answer any other questions he might have.

Following questions from Chairman Murphy and Commissioner Hall, Ms. McMahon explained that the pond was currently an irrigation pond and would be slightly enlarged to allow stormwater management and phosphorous removal BMPs. She also said that the pond would be at least 500 feet from the property line.

There were no comments or questions from the Commission and staff had no closing remarks; therefore, Chairman Murphy closed the public hearing and recognized Commissioner Koch for action on this case. (A verbatim transcript is in the date file.)

//

Commissioner Koch MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 2003-SU-027, SUBJECT TO THE EXECUTION OF DEVELOPMENT CONDITIONS CONSISTENT WITH THOSE DATED MARCH 10, 2004.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

Commissioner Koch MOVED THAT WE RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE MODIFICATION OF THE TRANSITIONAL

SCREENING REQUIREMENT ALONG ALL PROPERTY BOUNDARIES TO ALLOW THAT SHOWN ON THE SE PLAT TO SATISFY THE REQUIREMENTS.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

Commissioner Koch MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE BARRIER REQUIREMENTS ALONG THE SOUTHERN PROPERTY BOUNDARY TO ALLOW THE LANDSCAPE BUFFER AS SHOWN ON THE SE PLAT TO SATISFY THE REQUIREMENTS.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

Commissioner Koch MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE WAIVER OF THE SERVICE DRIVE REQUIREMENT ALONG LEE JACKSON MEMORIAL HIGHWAY.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

Commissioner Koch MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE ADDITIONAL STANDARDS FOR GOLF COURSE AND COUNTRY CLUBS TO PERMIT THE OUTDOOR TENNIS COURTS TO BE LOCATED WITHIN 50 FEET OF THE PROPERTY BOUNDARY.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

Commissioner Koch further MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE STREAM VALLEY TRAIL REQUIREMENT ALONG THE OXCLICK BRANCH.

Commissioner Byers seconded the motion which carried by a vote of 9-1-1, with Commissioner Wilson opposed; Commissioner Hart abstaining; Commissioner Harsel absent from the meeting.

//

RZ 2003-LE-050 - ECHO, INC. - Appl. to rezone from R-1 and HC to R-3 and HC to permit expansion of a previously approved public benefit association. Located in the N.E. quadrant of Lyles Rd. and Old Keene Mill Rd. on approx. 38,580 sq. ft. of land. Comp. Plan Rec: Residential 2-3 du/ac. Tax Map 90-1 ((1)) 51. (Concurrent with SEA 84-L-01). LEE DISTRICT. PUBLIC HEARING.

SEA 84-L-013 - ECHO, INC. - Appl. under Sect. 3-304 of the Zoning Ordinance to amend SE 84-L-013 previously approved for a public benefit association to permit building addition and site modifications. Located at 7205 Old Keene Mill Rd. on approx. 38,580 sq. ft. of land zoned R-3 and HC. Tax Map 90-1 ((1)) 51. (Concurrent with RZ 2003-LE-050). LEE DISTRICT. JOINT PUBLIC HEARING.

David R. Lasso, Esquire, with Venable, Baetjer, and Howard, LLP, reaffirmed the affidavit dated June 30, 2003. Commissioner Hart disclosed that Mr. Lasso's firm represented the Board of Zoning Appeals collectively on a pending appeal but that this would not affect his ability to participate in this case.

Cathy Belgin, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She stated staff recommended approval of the applications.

Mr. Lasso described ECHO as a charitable establishment that provided services to citizens in times of difficulty. He stated these services included counseling as well as provision of clothing, food, and other household items. Mr. Lasso said the applicant agreed with the staff report and development conditions.

Chairman Murphy called the first listed speaker.

Jane Curtis, 6032 Makely Drive, Fairfax Station, a volunteer at ECHO for 12 years, spoke in favor of the application because of ECHO's mission to help citizens during times of difficulty.

Responding to a question from Commissioner de la Fe, Ms. Belgin said the hours of operation were not listed in the Development Conditions and could be changed to meet the demands of the applicant's clientele.

There were no further speakers. Chairman Murphy noted that no rebuttal was necessary.

There were no comments or questions from the Commission and staff had no closing remarks, therefore, Chairman Murphy closed the public hearing and recognized Commissioner Lusk for action on this case. (A verbatim transcript is in the date file.)

//

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2003-LE-050, SUBJECT TO THE EXECUTION OF PROFFERS NOW DATED MARCH 22, 2004.

The Commission as a whole seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

Commissioner Lusk MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA 84-L-013, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS NOW DATED MARCH 24, 2004.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

Commissioner Lusk MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT TO THE NORTH, WEST, AND SOUTH IN FAVOR OF THAT SHOWN ON THE GDP/SEA PLAT.

Commissioners Lawrence, Wilson, and Byers seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

Commissioner Lusk MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE WAIVER OF THE BARRIER REQUIREMENT TO THE NORTH, ADJACENT TO OLD KEENE MILL ROAD.

Commissioners Lawrence, Wilson, and Byers seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

Commissioner Lusk further MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRAIL REQUIREMENT ALONG OLD KEENE MILL ROAD IN FAVOR OF THE EXISTING SIDEWALK.

Commissioners Lawrence, Wilson, and Byers seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

//

RZ 2003-SU-061– STANLEY MARTIN COMPANIES, INC. - Appl. to rezone from R-1 and WS to PDH-3 and WS to permit residential development at a density of 2.61 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located on the S. side of Old Mill Rd. approximately 700 ft. W. of Mt. Olive Rd. on approx. 13.40 ac. of land. Comp. Plan Rec: 2-3 du/ac as option. Tax Map 65-1 ((1)) 6, 18, 19, 20 and 21 pt. and a portion of Old Mill Rd. to be vacated and/or abandoned. (Approval of this application may enable the vacation and/or abandonment of portions of the public rights-of-way for Old Mill Rd. to proceed under Section 15.2-2272 (2) of the *Code of Virginia*.) (Concurrent with SEA 94-Y-050.) SULLY DISTRICT. PUBLIC HEARING.

RZ 2003-SU-061– STANLEY MARTIN COMPANIES, INC. March 24, 2004
SEA 94-Y-050 – STANLEY MARTIN COMPANIES, INC.

SEA 94-Y-050 – STANLEY MARTIN COMPANIES, INC. - Appl. under Sect. 3-104 of the Zoning Ordinance to amend SE 94-Y-050 previously approved for a natural gas metering and regulation station to permit continuation of use and a reduction in land area. Located at the terminus of Old Mill Rd. and approximately 1,400 ft. W. of Mt. Olive Rd. on approx. 4.86 ac. of land zoned R-1 and WS. Tax Map 65-1 ((1)) 21. (Concurrent with RZ/FDP 2003-SU-061.)
SULLY DISTRICT. PUBLIC HEARING. JOINT PUBLIC HEARING.

Greg Riegler, Esquire, with McGuire Woods, reaffirmed the affidavit dated February 20, 2004. Commissioner Hart disclosed his firm had a case pending with attorneys from McGuire Woods, but that it was unrelated to this application and would not preclude his participation in this matter.

William Mayland, Zoning Evaluation Division (ZED), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. He stated staff recommended approval of the application.

Mr. Riegler commented that the applicant had agreed to an off-site improvement to Old Mill Road that would benefit the proposed development and the community at large. He pointed out the application was at the mid-point of the density range with properly sized lots, a public street, and with usable and strategically sited open space.

Chairman Murphy called the first listed speaker and recited the rules for public testimony.

Cathy Roth, 6120 Kings Color Drive, Fairfax, spoke in opposition to the application because the proposed development would increase the density in the area.

John Klegka, 14537 Picket Oaks Road, Centreville, requested that notification be made to those who would be affected by any blasting or dust that would generate asbestos-laden materials from this site. He also expressed concern about the location of the stormwater management pond access road.

Responding to comments from Commissioners Wilson and Hall, Kristen Abrahamson, ZED, DPZ, stated that hours for permitted blasting were not defined in the Zoning Ordinance but were stated in the Public Facilities Manual.

Carol Hawn, 6500 Harvest Mill Court, Centreville, spoke in favor of this application and the off-site transportation improvements on Old Mill Road.

Pastor Eugene Johnson, Mount Olive Baptist Church, 6600 Old Centreville Road, Centreville, also spoke in support of the application and the proposed off-site road improvements.

Jim Katcham, 6410 Sutler Store Court, Centreville, Chairman of Western Fairfax County Citizens Association, favored this application and the proposed road improvements.

There were no further speakers; therefore, Chairman Murphy called upon Mr. Riegler for a rebuttal statement.

Mr. Riegler stated that the stormwater access would be shifted to an appropriate location and that the applicant would comply fully with the requirements concerning construction work hours.

In response to questions from Commissioner Wilson, Mr. Riegler elaborated on Proffer 35 concerning preservation and maintenance of the cemetery. He then agreed to revise Proffer 36 to add the cemetery to the list of items that would be disclosed to contract purchasers.

There were no further comments or questions from the Commission and staff had no closing remarks; therefore, Chairman Murphy closed the public hearing and recognized Commissioner Koch for action on this case. (A verbatim transcript is in the date file.)

//

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2003-SU-061, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE CONTAINED IN APPENDIX 1 AND DATED MARCH 4, 2004.

Commissioners Hall, Byers, and Hart seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

Commissioner Koch also MOVED TO APPROVE FDP 2003-SU-061, SUBJECT TO THE FINAL DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX 2 AND DATED MARCH 10, 2004, AND TO THE BOARD OF SUPERVISORS' APPROVAL OF RZ 2003-SU-061.

Commissioners Hall, Byers, and Hart seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

Commissioner Koch further MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA 94-Y-050, SUBJECT TO DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX 3, AND DATED MARCH 10, 2004.

Commissioners Hall, Byers, and Hart seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

//

The meeting was adjourned at 10:20 p.m.
Peter Murphy, Chairman
Suzanne F. Harsel, Secretary

CLOSING

MARCH 24, 2004

For a verbatim record of this meeting, reference may be made to the audio and video recordings which may be found in the Office of the Planning Commission of Fairfax County, Virginia.

Minutes by: Heidi Baggett

Approved on:

Vacant, Clerk to the
Fairfax County Planning Commission